

# LIVE OAK SPRINGS

## Travis County On-Site Wastewater Program Notes

1. No structure in this subdivision shall be occupied until connected to a public sewer system or a private on-site wastewater (septic) system that has been approved and licensed for operation by the Travis County On-Site Wastewater Program.

2. This subdivision is subject to all the terms and conditions of Chapter 448, Travis County Code, Rules of Travis County, Texas for On-Site Sewage Facilities. These rules require, among other things, that a construction permit be obtained from Travis County before an on-site sewage facility can be constructed, altered, modified or repaired in the subdivision and that a license to operate be obtained from Travis County before an on-site sewage facility can be operated in the subdivision.

3. Each residential lot in this subdivision is restricted to no more than one single family dwelling per acre.

4. These restrictions are enforceable by the Travis County On-Site Wastewater Program.

Brandon Couch, D.R. No.OS0029465 Date  
On-Site Wastewater, Travis County TNR

This subdivision is located within the City of Austin 2 mile ETJ on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

ACCEPTED AND AUTHORIZED for record by the Director, Development Services Department, City of Austin, County of Travis, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Denise Lucas, Director, Development Sevices Department

ACCEPTED and AUTHORIZED for record by the Land Use Commission of the City of Austin, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

Chair Secretary

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS  
I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing Instrument of Writing and its Certificate of Authentication was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D., at \_\_\_\_ o'clock \_\_\_\_ M. and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., at \_\_\_\_ o'clock \_\_\_\_ M. in the Official Public Records of said County and State in Document No. \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, A.D

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_  
Deputy

## COMMISSIONER’S COURT RESOLUTION

IN APPROVING THIS PLAT, THE COMMISSIONERS’ COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS’ COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION’S STREET AND DRAINAGE IMPROVEMENTS (THE IMPROVEMENTS) TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF IMPROVEMENTS. THE OWNER(S)’ OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER’S CONSTRUCTION.

THE STATE OF TEXAS ×  
THE COUNTY OF TRAVIS × I, Dana Debeauvoir, Clerk of the County Court, of Travis County, Texas, do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, the Commissioners’ Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order was duly entered in the minutes of said Court.

WITNESS MY HAND AND SEAL OF OFFICE of the County Court of said County, this the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_.

DANA DEBEAUVOIR, CLERK, COUNTY COURT TRAVIS COUNTY

Deputy

- NOTES:
- 1.No lot shall be occupied until the structure is connected to the WTCPUA water utility system and an onsite sewage facility approved by Travis County.
  - 2.The water utility system serving this subdivision must be in accordance with the City of Austin utility design criteria. The water utility plan must be reviewed and approved by the Austin Water Utility. All water construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction.
  3. A Travis County Site Development Permit is required prior to any site development.
  4. The owner of this subdivision and the owner’s successors and assigns are responsible for construction of subdivision improvements that comply with City of Austin and Travis County regulations. The owner understands that plat vacation or replatting may be required at the owner’s sole expense, if plans to construct this subdivision do not comply with the regulations.
  5. Prior to construction, except detached single family on any lot in this subdivision, a Site Development Permit must be obtained from the City of Austin.
  6. All streets, drainage, sidewalks and erosion controls are required to be constructed and installed to Travis County Standards.
  7. By approving this plat, neither Travis County nor the City of Austin assumes any obligation to construct any infrastructure in connection with this subdivision. Any subdivision infrastructure required for the development of the lots in this subdivision is the responsibility of the developer and/or the owners of the lots. Failure to construct any required infrastructure to City standards may be just cause for the City of deny applications for certain development permits including building permits, site plan approvals and/or certificates of occupancy.
  8. The landowner is responsible for providing the subdivision infrastructure, including the water utility improvements.
  9. Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to the City of Austin Land Development Code and the Environmental Criteria Manual (ECM).
  10. The owner of the property is responsible for maintaining clearances required by the National Electric Safety Code, Occupational Safety and Health Administration (OSHA) regulations, City of Austin rules and Texas state laws pertaining to clearances when working in close proximity to overhead power lines and equipment. Austin Energy will not render electric service unless required clearances are maintained. All costs incurred because of failure to comply with the required clearances will be charged to the owner.
  11. Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin and Travis County for review. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods. All proposed construction or site alteration on these lots requires approval of a separate Development Permit.
  12. A portion of this subdivision is within the boundaries of the 100-year flood plain according to the Federal Flood Administration FIRM panel 48453C 0550 H, dated September 26, 2008.
  13. Public sidewalks, built to the applicable standards including Travis County and City of Austin, are required along the following streets, as shown by a dotted line on the face of the plat: Morninghill Drive, Morninghill Cove, Whispering Springs Cove Flatrock Springs Drive and Blazyk Drive. Sidewalks shall be in place prior to the lots being occupied. Failure to construct the required sidewalks may result in the withholding of certificates of occupancy, building permits, or utility connections by the governing body or utility company.
  14. The recommended grade is less than 10%. Grades from 10% to 12% must have Type C asphalt surface. Grades of 12% to 15% must have Type C asphalt surface with Grade 5 chipseal. Grades steeper than 15% are not permitted.
  15. Fire Access Roads must be able to support 75,000 pounds.
  16. No buildings, fences, landscaping or other structures are permitted in drainage easements except as approved as approved by the City of Austin and Travis County.
  17. Property owner shall provide access to drainage easements as may be necessary and shall not prohibit access by government authorities having jurisdiction.
  18. All drainage easements on private property shall be maintained by the owner(s) or his/her assigns.
  19. For property owner’s covenants, conditions and restrictions pertaining to this subdivision, see separate instrument recorded in Document No. \_\_\_\_\_ Travis County Official Public Records.
  20. The maximum portion of any residential lot that may be established as turf or landscaped is 15 percent. However, no lot shall be restricted to less than 2,000 square feet of turf or landscaped area. Undisturbed natural areas or areas restored to a natural condition shall not be considered landscaping or turf.
  21. Lot 1 Block E is designated for Drainage, Open Space and CEF Buffer/Mitigation. Lot 1 Block G is designated for Drainage. These lots will be owned and maintained by the HOA or it’s assigns. No dwelling unit or occupancy shall be permitted on this lot. All activities within this lot must comply with the City of Austin Land Development Code. The natural vegetative cover must be retained to the maximum extent practicable. Wastewater disposal or irrigation is prohibited.
  22. Water quality controls are required for all development pursuant to the City of Austin Land Development Code.
  23. Waterway setbacks as defined by the City of Austin Land Development Code may be located on this site. Development is limited within waterway setbacks.
  24. Slopes exceeding 15% exist on this site. Development on slopes exceeding 15% is limited per the City of Austin Land Development Code.
  25. A fee-in-lieu of parkland dedication has been paid to the City of Austin for 30 dwelling units.
  26. Natural gas lines have not been installed in this subdivision.
  27. Setbacks from detention and water quality facilities are dedicated by restrictive covenant in Document No. \_\_\_\_\_ O.P.R.T.C.T.
  28. Electric service will be provided by Pedernales Electric Cooperative.
  29. For integrated pest management plan, see agreement filed in Document No. \_\_\_\_\_ O.P.R.T.C.T.
  30. Administrative variances have been granted with the preliminary plan (C8J-2018-0208) per Section 30-2-153 of the Austin Land Development Code for the length of Block B and Block D.
  31. The following lots include slopes greater than 15%; Block A, Lots 3-4, Block B Lots 3-8, Block D Lot 1 and Lots 4-8, Block F Lots 1-4
  32. Lot 8 Block B and Lot 1 Block C shall front on Flatrock Springs Drive. No lot in the subdivision shall have its address on Blazyk Drive.
  33. For a minimum travel distance of 25 feet from the roadway edge, driveway grades may exceed 14% only with the specific written approval of the Travis County Transportation and Natural Resource Department.
  34. All cut and fill will conform to the requirements of 30-5-341 and 30-5-342 of the Land Development Code. Cut and fill exceeding four feet will be confined to the road right-of-way as permitted by 30-5-341(A)(2) and 30-5-342(A)(2) of the Land Development Code.
  35. Fire service will be provided by Travis County ESD No. 3.
  36. The subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivision improvements pursuant to the terms of a subdivision construction agreement between the subdivider and Travis County filed in Document No. \_\_\_\_\_ O.P.R.T.C.T. The subdivider is responsible for the construction of all improvements needed to serve the lots within the subdivision. The responsibility may be assigned in accordance with the terms of that agreement for the subdivision construction agreement pertaining to the subdivision by separate instrument recorded in Document No. \_\_\_\_\_ O.P.R.T.C.T.
  37. Lot 1 Block A, a residential lot, contains an existing perpetual access easement granted to the West Travis County Public Utility Agency. The existing vehicular access route must not be impeded by fencing, landscaping or any other means.
  38. The lots in this subdivision receive potable water service, either directly or via wholesale contract, from the West Travis County Public Utility Agency. As such, the property is subject to compliance with the terms set forth in the May 24, 2000 United States Fish and Wildlife Service Memorandum of Understanding with the Lower Colorado River Authority.
  39. No lots contain USFWS stream buffer zones and/or sensitive feature buffer zones.
  40. Impervious cover shall comply with the water quality plan approved for the subdivision.
  41. Declarant agrees that the lots in this plat document are subject to the Texas Commission on Environmental Quality Optional Enhanced Measures.
  42. This plat is subject to the Restrictive Covenant filed in Document No. 2019175034 O.P.R.T.C.T. and the Phasing Agreement filed in Document No. 2019175033 O.P.R.T.C.T.